

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

September 1, 2016

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Mayor Robert Weger, Councilman Christopher Biro
And Michael Tyler

ABSENT: Jonathan Irvine

ALSO PRESENT: Building Commissioner Fred Wyss, BZA Rep Frank Cihula
and Clerk Katherine Lloyd

City Engineer Pietro DiFranco had the night off.

MOTION: Michael Tyler moved to excuse Jonathan Irvine for tonight's meeting.
Seconded by John Lillich
Voice Vote: 5 Ayes
Motion Passes: 5/0

Correspondence:

None

Disposition of Minutes for August 18, 2016

Heading for 'ABSENT' corrected.

MOTION: John Lillich moved to approve the August 18, 2016 as corrected.
Seconded by Mayor Weger
Voice Vote: 5 Ayes
Motion Passes: 5/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

No Public Input

Public Portion closed at 7:02 P.M.

1.) Mark A. Gibson

Agent/Contractor: N/A

2350 Rivers Edge Dr. – 3-Season Room and Garage – PPN: 31-A-017-C-00-010-0

Plans stamped received in Building Department 8/22/16

Plans stamped reviewed by Building Department 8/23/16

Present: Mark Gibson and Amanda Pensiero Gibson (owners)

Owner/Representative Comments:

- They plan to build a 3-season room off the back of the house. On the other side of the house will be a garage for cars. Picture of back of house shown.

- House is 5 years old. The builder (Parrino) assured the owner that all matching material (siding, roofing, etc.) is still available.
- The front of the garage will have matching stone on the bottom and a small window above.

City Engineer's Comments (DiFranco):

None

Board Comments

(Wyss) You will need steps off the two existing doors with a 3-ft. landing out of each. It can be a step down. *Okay.*

(Lillich) How are you treating the 3-season room and garage? *Garage will be attached to the house by a sidewalk and an attached, wrought iron gate.*

(Lillich) Has the walkway proximity to house been reviewed by the Fire Department. *The 8 ft. distance shown on the plans was discussed.*

(Weger) The garage is skewed. *HOA rules say the garage must be tilted to street, not straight to the street. Picture of neighbor's garage at same angle was shown.*

(Smith) We need a letter of approval from the HOA for the accessory structure and its angle. *Okay, there have been a number of exceptions made by HOA already.*

(Tyler) Will the octagonal window in garage match the house? *We plan to line it with wrought iron like the balcony. The peak roof will provide light behind that window. The back will be the same as the house.*

MOTION: John Lillich moved to approve the plans for the 3-Season Room and Garage at 2350 Rivers Edge Dr. as presented with the condition that the stone will wrap around the corners on the entire front and wing walls even with the bump out and the plans will be updated to show the front and right and left elevations.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

Motion Passes: 5/0

PLANNING COMMISSION

Public Portion opened at 7:14 P.M.

No Public Input

Public Portion closed at 7:14 P.M.

No Pending Projects

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- There will be a new member for the next PCABR meeting.
- Master plan will be on the Agenda for the next meeting.

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT (Wyss)

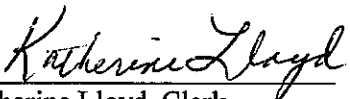
None

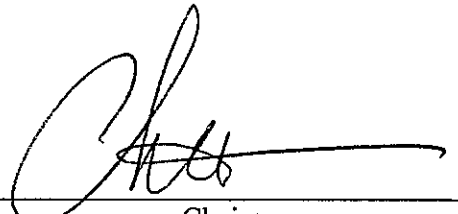
CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn
Seconded by Michael Tyler
Voice Vote: Ayes Unanimous
Motion Passes 5/0

Meeting Adjourned at 7:15 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 9-15-16